



Tansy Place
Lindfield Meadows, Lindfield, RH16 2



Mark Reville & Co

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Guide Price £350,000 - Freehold

An almost new 2 double bedroom semi detached house presented in excellent order throughout. The accommodation comprises a 22ft double aspect kitchen and living room with casement doors to the rear garden, cloakroom, large utility cupboard accessed from the entrance hall, two double bedrooms and a bathroom. The property further benefits from Kardean flooring to the ground floor, together with the bathroom. Outside, there are 2 private parking spaces directly to the front of the property and a fully enclosed south facing rear garden with timber shed.

Situated in a new development just off Gravelye Lane, within a short distance of the village High Street, providing a range of traditional shops, services and boutiques. Haywards Heath is within easy reach providing a comprehensive range of shopping and leisure facilities together with a mainline train station providing fast links to London and the South Coast. The property is close to open countryside, providing an abundance of footpaths, ideal for exploring the local area.



Pitched Tiled Entrance Canopy Outside light point. Front door to:

Entrance Hall Karndean flooring. Large built in Utility Cupboard housing wall mounted gas fired boiler and electric fuse box. Telephone point. Plumbing for washing machine. Space for additional storage.

Cloakroom White suite comprising low level wc with concealed cistern, and wash hand basin with mixer tap and cupboard below. Radiator. Karndean flooring.

Open Plan Kitchen & Living Room 22'1" x 14'1" (6.73m x 4.29m) A delightful, bright double aspect room with Karndean flooring throughout and casement doors opening to the rear garden. The kitchen comprises a long fitted work surface with inset one and a half bowl stainless steel sink unit and mixer tap with drawers, cupboards and built in dishwasher below. Inset 4 ring gas hob with built in double oven below and extractor above, flanked by fitted wall cupboards. Built in fridge and freezer. Ceiling downlighters. Radiator. TV aerial point. Turned staircase to first floor.

First Floor

Landing Radiator. Drop down hatch to roof space. Door to:

Bedroom 1 14'2" x 10'8" (4.32m x 3.25m) Radiator. TV aerial point.

Bedroom 2 14'2" maximum x 8'2" (4.32m x 2.49m) Large fitted storage cupboard. Radiator.

Bathroom White suite comprising panelled bath with mixer tap and wall mounted shower above in tiled surround with glazed screen, low level wc with concealed cistern and inset wash hand basin with mixer tap. Ceiling downlighters. Karndean flooring. Ladder towel warmer/radiator.

Outside

2 Private Parking Spaces Directly to the front of the property.

Front Garden Area of lawn with pathway to front door. Gate and side access to:

Rear Garden Patio adjacent to the rear of the property. Laid to lawn with pathway to timber garden shed. Fully enclosed by timber fencing.





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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